

(~~A~~i) The edge along the Sammamish River should serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

(~~B~~ii) Signage should be limited to traffic, safety and directional information or be consistent with the public recreational use of the area.

(~~C~~iii) Structures consistent with and supporting trail/pathway activities may be allowed, but should be kept to a minimum.

(~~vif~~) ~~Railroad-BNSF ROW~~ – Pedestrian Crossings. Design and construct City-approved architectural/urban design features, walkways and landscaping on ~~Leary Way~~, 164th, ~~166th~~ Avenue NE and other locations as determined to be necessary. ~~as the result of traffic studies. The connection at 164th will be made when the vehicular access to the site is constructed.~~ (Ord. 1993)

20D.40.125-020 Design Criteria.

(1) Architectural Guidelines.

(a) Siting of Buildings. Buildings should be sited to enclose either a common space or provide enclosure to the street. Consideration should be given to the relationship between buildings and adjacent open space areas. All design should appear as an integrated part of an overall site plan. (See Figures ~~4~~, 6, and 7.)

(b) Building Form. The roofline of buildings should be modulated to avoid large areas of flat roof and should include interesting architectural features. Consideration should be given to the appearance from nearby hillsides. (See Figures 1, 3, 6, and 10.)



Figure 6



- (i) Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- (ii) Large buildings should avoid continuous, flat facades.
- (iii) Avoid the use of false fronts and large blank walls.
- (iv) Facades should be divided into increments through the use of architectural features such as bay windows, offsets, recesses and other devices which break or minimize scale.
- (v) The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm. (See Figures 1, 5, 7, and 9.)

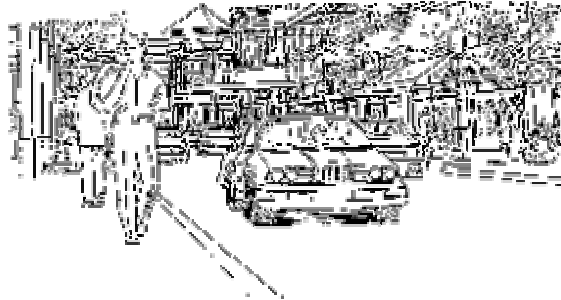


Figure 7

- (vi) Building design should complement the character of adjoining Old Town.
- (vii) Building ~~design must relate in~~ material, colors, scale and form, ~~which are~~ should be harmonious with the surrounding environment in Old Town.
- (viii) Buildings and facades in the ~~Mixed Use Retail Town Center Mixed-Use~~ area should be a combination of brick, stucco-like finishes, smooth finished concrete, and architectural metals. Building facades in the ~~Mixed Use Retail Town Center Mixed-Use~~ and ~~Parkway Office Park~~ areas should have a greater proportion of voids (windows) than solids (blank walls) on pedestrian levels. Buildings and facades in the Bear Creek Retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. In all design, there should be emphasis upon the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, etc.
- (ix) Buildings and the spaces between them should relate easily and openly to the external public areas or plazas.

- (x) The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged. (See Figures 1 and 6.)
- (xi) The development of ground level view points on each building level which take advantage of solar access and views of the site's open spaces is encouraged.
- (xii) The integrity of a building as an individual structure or as part of a series of buildings should be respected.
- (xiii) Buildings as a whole should be seen as significant architectural elements.
- (xiv) Storefront design and materials should be allowed to be unique while maintaining the character of the building facade of which they are a part.
- (c) Building Entry. Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.
- (d) Public Art. Encourage public art in public areas of the ~~design-area~~ Town Center district, particularly in and around the ~~Mixed-Use Retail~~ Town Center Mixed-Use area.
- (e) Building Orientation. Uses in the ~~center~~ Town Center district should be oriented externally as well as internally (as is applicable) by using outward facing building facades, malls, entrances and other design techniques.
- (i) Buildings in the ~~Mixed-Use Retail~~ Town Center Mixed-Use and Parkway Office ~~Park~~ areas should abut the sidewalks on at least one side and orient the primary entrance, or entrances, toward the street.



Figure 8

- (f) **Building Colors and Materials.** Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.
 - (i) Buildings should be constructed of materials that minimize light reflection and glare.
 - (ii) Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.
- (g) **Windows and Displays.** Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience. (See Figures 5, 7, and 9.)
 - (i) Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases merchandise should be easily visible to pedestrians.
 - (ii) Windows shall be provided on the street level in the ~~Mixed-Use Retail Town Center~~ Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the ~~Mixed-Use Retail Town Center~~ Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, art work in window boxes may be used with site plan review approval. (See Figures 5, 7 and 9.)